

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING

300 Engleside Avenue
Beach Haven NJ 08008
Monday, February 7th, 2022 6:00 PM
Zoom Meeting ID: 842 9169 8629

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

FLAG SALUTE

SUNSHINE LAW Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the entrance hall of the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times

ROLL CALL

Mrs. Edels, Class IV ____

Mr. Horensky, Class IV ____

Mrs. Lenhard, Class IV ____

Mr. Muha, Class IV ____

Mr. Pisano, Class IV ____

Mr. Stevens, Class IV ____

Mrs. Baxter, Class I ____

Mr. Medel, Class II ____

Mrs. Baumiller, Class III ____

Mr. Genna, Alt. 1 ____

Mr. Tinquist, Alt. 2 ____

Mr. Balbo, Alt. 3 ____

Mr. Loffredo, Alt. 4 ____

NEW BUSINESS:

APPROVAL OF MINUTES: January 3rd, 2022 Minutes

APPROVAL OF BILLS: February 2022 Bills

ESCROW REQUESTS

- 16 N. West Ave. / 529 Dock Rd. Block:144 Lot:5
 - Escrow Return: \$961.57
- 505 Dock Rd. Block:144 Lot:2
 - Escrow Return: \$303.73

OLD BUSINESS:

- RESOLUTION #2021-23 DMM Associates- 300 Taylor Ave. – Block:186 & 188.02 Lot: 1 & 1.01

PUBLIC HEARING:

- **APPLICATION #2021:21 Williams – 325 Jefferis Ave. – Block:40 Lot: 17**

This application was carried from last month's meeting on January 3rd, 2022. Applicants came before the Land Use Board in 2020. Bulk variances were granted for front yard setback and building coverage. The proposed addition consisted of enclosing a portion of the home at the existing deck on the easterly section of the house and increasing the size of the remaining westerly deck by 2 feet and traversing the entire width of the house with first and second story decks. The proposed two-story addition was intended to provide the applicant with adequate space to install an elevator shaft. Additional decking was also proposed on the first and second story. Resolution 2020-02 further indicated that the floor area ratio would not exceed 50%. When submitting plans for building permits, it came to light that the existing floor area ratio is 56% and with the addition, the proposed floor area ratio is 61.9%. The applicant is now seeking variance for floor area ratio.

- **APPLICATION #2021-22 Ciulla- 420 Second St. – Block:147 Lot: 2**

This application was carried from last month's meeting on January 3rd, 2022. The Applicant proposes to demolish the existing single-family dwelling at the site and construct a new single-family dwelling. This property is unique in that it is a through lot located in the RB Two- Family Residential District but does not meet the minimum lot size requirements for a two-family dwelling. The Applicant is proposing a pool on the Dock Road side of the property, which requires a variance based upon the fact that both the Second Street side of the property and the Dock Road side of the property are considered front yards. Under the Zoning Ordinance, a pool is not permitted at the subject property because pools are not permitted in a front yard. In addition, a 6-foot-tall fence is proposed along the Dock Road frontage of the property to provide privacy for the pool and to prevent pedestrians on the street from accessing the pool. Applicants are seeking variance relief for the proposed inground pool and fence.

- **APPLICATION #2022-01 Queen City Marina- 525 Second St. – Block: 148.01 Lot: 4**

The applicant is proposing to add a market to the first-floor interior of the Ship Store located at the Queen City Marina. On the second floor, the applicant is proposing to convert the two-bedroom apartment into additional office space. The applicant is not proposing to increase the size of the building nor increasing the impervious lot coverage of Lot 4. The proposed market on the first floor will include the addition of a grill and service areas, preparation areas, and pick up waiting areas. Merchandise currently sold within the Ship Store will continue to be offered for sale. In addition, 17 tables are proposed to be added to the exterior deck and patio and the applicants propose to replace the building signage.

ADJOURNMENT